

UNITED STATES BANKRUPTCY COURT  
 FOR THE WESTERN DISTRICT OF PENNSYLVANIA

IN RE: Denise J. Yost  
 Richard J. Yost aka Rick J. Yost  
 Debtors

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Wells Fargo Bank N.A., as Trustee, for Carrington  
 Mortgage Loan Trust, Series 2006-NC3 Asset-Backed  
 Pass-Through Certificates  
 Movant

v.  
 Denise J. Yost  
 Richard J. Yost aka Rick J. Yost  
 Respondent


and  
 Ronda J. Winnecour, Trustee  
 Additional Respondent

BK. NO. 18-11240 TPA  
 CHAPTER 13  
 Rel to Doc No. 37

ORDER MODIFYING SECTION 362 AUTOMATIC STAY

AND NOW, this 15th day of March, 2019, upon Motion of Wells Fargo Bank N.A., as Trustee, for Carrington Mortgage Loan Trust, Series 2006-NC3 Asset-Backed Pass-Through Certificates, it is

**ORDERED THAT:** The Motion for Relief from the Automatic Stay of all proceedings is granted and the Automatic Stay of all proceedings, as provided under Section 362 of the Bankruptcy Abuse Prevention and Consumer Protection Act of 2005 (The Code), 11 U.S.C. Section 362, is modified with respect to the subject premises located at 136 East High Street, Union City, PA 16438 ("Property"), so as to allow Movant, its successors or assignees, to proceed with its rights and remedies under the terms of the subject Mortgage and pursue its in rem State Court remedies including, but not limited to, taking the Property to Sheriff's Sale, in addition to potentially pursuing other loss mitigation alternatives including, but not limited to, a loan modification, short sale or deed-in-lieu of foreclosure. Additionally, any purchaser of the Property at Sheriff's Sale (or purchaser's assignee) may take any legal action for enforcement of its right to possession of the Property.

  
 United States Bankruptcy Judge **jm**

Denise J. Yost  
7252 Homeview Lane, Apt 109  
Erie, PA 16509

Richard J. Yost aka Rick J. Yost  
7252 Homeview Lane, Apt 109  
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Philadelphia, PA 19106

**Certificate of Notice Page 3 of 3**  
United States Bankruptcy Court  
Western District of Pennsylvania

In re:  
Richard J. Yost  
Denise J. Yost  
Debtors

Case No. 18-11240-TPA  
Chapter 13

**CERTIFICATE OF NOTICE**

District/off: 0315-1

User: culy  
Form ID: pdf900

Page 1 of 1  
Total Noticed: 1

Date Rcvd: Mar 15, 2019

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Mar 17, 2019.  
db/jdb +Richard J. Yost, Denise J. Yost, 7252 Homeview Lane, Apt 109, Erie, PA 16509-4371

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.  
NONE. TOTAL: 0

\*\*\*\*\* BYPASSED RECIPIENTS \*\*\*\*\*

NONE. TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.  
USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

**I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.**

**Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.**

Date: Mar 17, 2019

Signature: /s/Joseph Speetjens

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**CM/ECF NOTICE OF ELECTRONIC FILING**

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on March 15, 2019 at the address(es) listed below:

James Warmbrodt on behalf of Creditor Wells Fargo Bank N.A., as Trustee, for Carrington Mortgage Loan Trust, Series 2006-NC3 Asset-Backed Pass-Through Certificates  
bkgroup@kmlawgroup.com  
James Warmbrodt on behalf of Creditor Carrington Mortgage Services LLC as servicer for Wells Fargo Bank N.A., as Trustee, for Carrington Mortgage Loan Trust, Series 2006-NC3 Asset-Backed Pass-Through Certificates bkgroup@kmlawgroup.com  
Joseph B. Spero on behalf of Trustee Joseph B. Spero sperolaw@neohio.twcbc.com,  
jspero@ecf.epiqsystems.com;legalmom18@hotmail.com  
Office of the United States Trustee ustpreion03.pi.ecf@usdoj.gov  
Rebeka Seelinger on behalf of Debtor Richard J. Yost rebeka@seelingerlaw.com  
Rebeka Seelinger on behalf of Joint Debtor Denise J. Yost rebeka@seelingerlaw.com  
Ronda J. Winnecour cmecf@chapter13trusteedpa.com

TOTAL: 7